



CLASS A OFFICE SPACE AVAILABLE

205 GRANDVIEW AVE | CAMP HILL, PA



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(717) 731.1990





OFFERING SUMMARY

Building Address	205 Grandview Ave Camp Hill, PA 17011
Building Type	Class A Office Building
Building Size	58,336 SF
Lot Size	4.35 Acres
Built / Renovated	1985 / 2021
Available SF	3,006 SF
Lease Rate	\$18.00 SF/yr
Lease Type	Full Service excl. jan.
Suite	Suite 305
Floor	3 rd Floor
Elevators	Yes
Security	Secured Access
Signage	Monument
Parking	4.5/1,000 SF
Submarket	Harrisburg West
County	Cumberland
Municipality	East Pennsboro Twp
Zoning	Office / Apartment
Access	Erford Rd / Poplar Church Rd

PROPERTY HIGHLIGHTS

- Turn-key 3,006 SF office space available for sublease in Camp Hill, PA
- Suite offers “plug and play” high-end fit out for professional office user
- Property has been fully renovated and offers in suite restrooms and ample parking
- Close to Penn State Health Holy Spirit Hospital campus, newly developed Camp Hill Commons (Starbucks, Sheetz, and First Watch), Harrisburg’s Central Business District, and Camp Hill Borough
- Highly visible location along Grandview Avenue just off Poplar Church Road, US-11/15 and Camp Hill Bypass with easy access to 

PROPERTY OVERVIEW

Located in the prestigious class A office building at 205 Grandview Avenue in Camp Hill, PA, this turn-key 3,006 SF office space is now available for sublease. Featuring a high-end "plug and play" fit-out, the suite is designed for professional office users seeking a seamless transition into a fully renovated, modern workspace. The property offers in-suite restrooms, ample parking, and a dynamic mix of medical and professional office tenants within its four-story, 58,336 SF structure. Situated in a highly visible location along Grandview Avenue, the building provides convenient access to major roadways, including Poplar Church Road, US-11/15, the Camp Hill Bypass. Just minutes from the Penn State Health Holy Spirit Hospital campus and the newly developed Camp Hill Commons—home to Starbucks, Sheetz, and First Watch—this prime office space is also in close proximity to Harrisburg’s Central Business District and Camp Hill Borough, making it an ideal location for businesses seeking accessibility, convenience, and a professional environment.

Easily Accessible to Surrounding Areas - The Property is located in the middle of the convergence of multiple highway systems, granting it easy access to neighboring cities. Camp Hill is located off of Route 15, which connects to Interstates 81 and 83. Interstate 81 is situated north of the Property, extending south into Maryland and connecting the Property with Carlisle, Chambersburg, and Greencastle. I-83 connects to I-76, the PA Turnpike, which connects the Building with the eastern and western regions of Pennsylvania. The Property's excellent location provides potential tenants great access to the surrounding labor base.

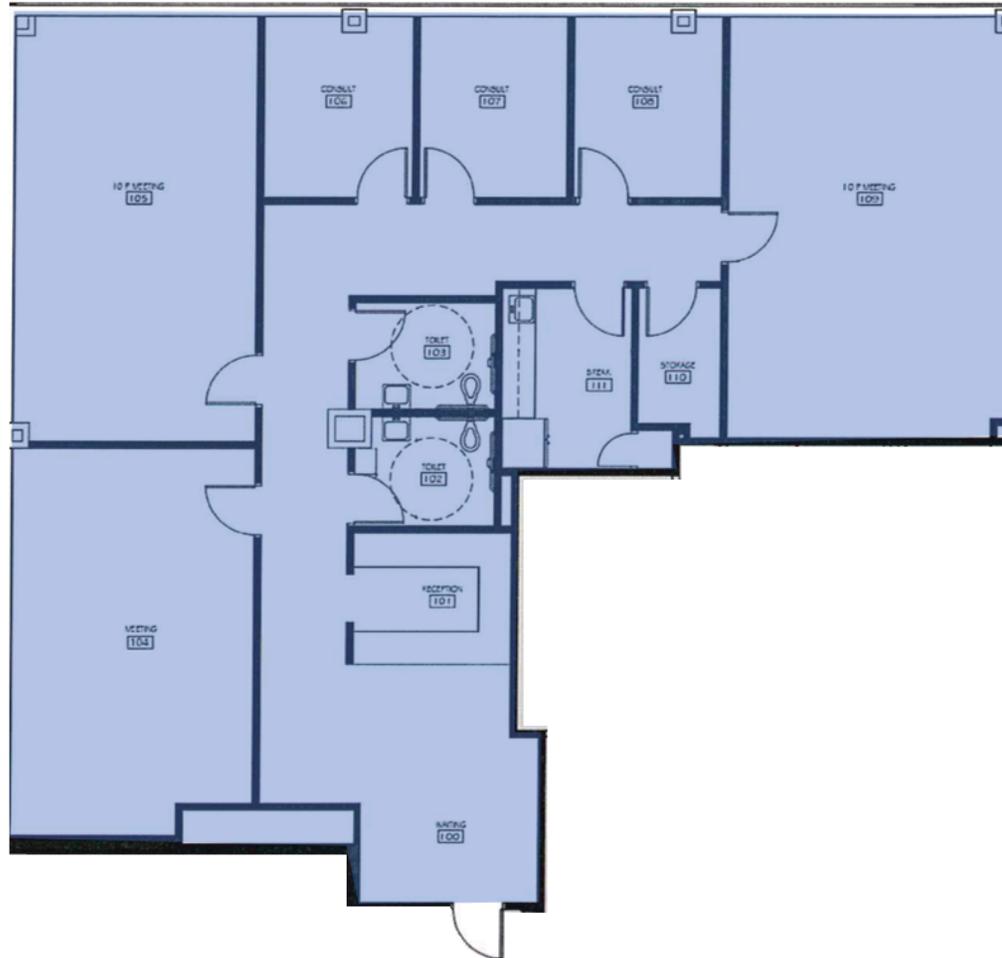


AVAILABLE SPACE

LEASE INFORMATION

SUITE	FLOOR	AVAILABLE SF	LEASE RATE	LEASE TYPE
305	3 rd Floor	3,006 SF	\$18.00 SF/yr	Full Service + Janitorial

FLOORPLAN



LEASE INFORMATION

SUITE	FLOOR	AVAILABLE SF	SUBLEASE RATE	SUBLEASE TYPE
305	3rd Floor	3,006 SF	\$18.00 SF/yr	Full Service + Janitorial

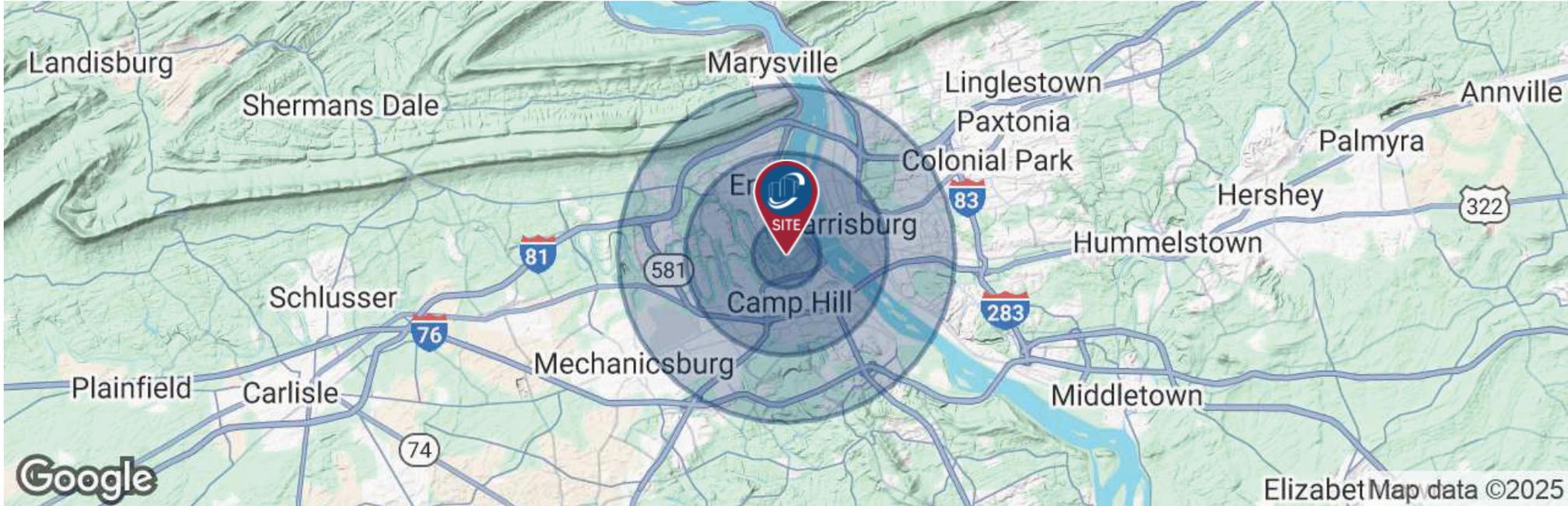
SPACE PHOTOS



LOCAL MAP



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	8,535	86,248	197,984
Population Density	2,717	3,050	2,521
Median Age	43	41	41
Median Age (Male)	41	40	39
Median Age (Female)	45	42	42
Total Households	3,633	36,911	81,670
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$111,710	\$102,838	\$100,741
Average House Value	\$304,445	\$259,198	\$252,787



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROFESSIONAL AND MEDICAL OFFICE FOR LEASE

For More Information Contact:

JASON GRACE, CCIM, SIOR
CEO & Managing Principal
E: JGRACE@LANDMARKCR.COM
C: 717.421.1943

MICHAEL CURRAN, SIOR
President & Executive Managing Director
E: MCURRAN@LANDMARKCR.COM
C: 717.805.9277

JESSICA LILLY, MBA
Senior Associate
E: JLILLY@LANDMARKCR.COM
C: 717.571.4324

LANDMARK COMMERCIAL REALTY
425 N 21st STREET, SUITE 302
CAMP HILL, PA 17011
P: 717.731.1990 F: 717.731.8765



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CAMP HILL, PA**